



CITY OF MORGAN HILL

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PLANNING COMMISSION MEETING MINUTES

REGULAR MEETING

SEPTEMBER 11, 2001

PRESENT: Acevedo, Benich, Lyle, Mueller, Sullivan, Weston

ABSENT: McMahon

LATE: None

STAFF: Planning Manager (PM) Rowe, Senior Engineer (SE) Creer, and Minutes Clerk Johnson

Chair Sullivan called the meeting to order at 7:02 p.m.

Chair Sullivan asked all present to join in silent observation of the tragedy of the day. She stressed that there had been consideration of canceling the meeting, but a unanimous decision was made, by telephone poll of all Commissioners, that terrorism would not deter the work of Government.

DECLARATION OF POSTING OF AGENDA

Minutes Clerk Johnson certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chair Sullivan opened the public hearing.

There being no persons present to address the Commissioners, the public hearing was closed.

Commissioner Benich asked that the records indicate his concern that the update to the planning code be revisited with emphasis on section 18.78 (Points for Construction), stating, "This section only addresses wind and solar power, both very high tech items." His suggestion: for next year, if there is a desire to promote and utilize energy/utility criteria, to have 2 points for space heating and emphasize water heating measures.

MINUTES:

AUGUST 14, 2001

COMMISSIONERS MUELLER/LYLE MOTIONED TO APPROVE THE AUGUST 14, 2001 MINUTES WITH THE FOLLOWING AMENDMENTS:

Page 7, paragraph 5: wholesale establishments

Page 8, paragraph 2: projects housing units

Page 9, paragraph 1: add "first" to end of sentence.

THE MOTION PASSED BY THE FOLLOWING VOTE: AYES: ACEVEDO, BENICH,

LYLE, MUELLER, SULLIVAN; NOES: NONE; ABSTAIN: WESTON; ABSENT: MCMAHON.

CONSENT CALENDAR:

**1. VACATION OF
A PORTION OF
SAN RAMON DR.**

Review vacation of a street held by the City as a public right-of-way and make a finding of consistency with the General Plan.

PM Rowe called attention to corrections in proposed Resolution No. 01-63, with the date properly reading September 11, 2001. If adopted, he said, the corrections will be made in preparation for signing.

COMMISSIONERS MUELLER/LYLE MOTIONED TO ADOPT RESOLUTION NO. 01-63, RECOMMENDING A FINDING OF CONSISTENCY WITH THE GENERAL PLAN FOR THE PROPOSED VACATION OF A PORTION OF SAN RAMON DRIVE. THE MOTION PASSED BY A VOTE OF 6-0-1 AS FOLLOWS: AYES: ACEVEDO, BENICH, LYLE, MUELLER, SULLIVAN, WESTON; NOES: NONE; ABSENT: MCMAHON.

OLD BUSINESS:

**2. UP-75-17:
WRIGHT-FIRST
ASSEMBLY OF
GOD**

Review of the conditional use permit for the First Assembly of God Church located at 145 Wright Ave. in the R-2 3,500 zoning district. The Planning Commission will be reviewing the conditions of approval for compliance and Church activities in response to a noise complaint.

PM Rowe gave the staff report, noting that City Councilman Steve Tate was present to report on efforts at resolution of the conflict. Councilman Tate had distributed a memo for each of the Commissioners detailing the history of complaints, responses, and mediation efforts. He noted that the conflict has first surfaced to the City in August, 2000 when letters from the Del Monte Condo Homeowners Association (HOA) had been received by the Mayor. It did appear, Councilman Tate said, that the HOA wanted the program stopped entirely and the Church insisted the outreach was necessary to their programs. The program lessened the activity with the arrival of cooler weather in October, 2000. Repeated efforts at mediation had not been successful; however in May, 2001 a meeting did occur which resulted in suggestions to the Church and the Condo Association as well. The situation seemed to be under control, although no formal agreement had been reached. "That changed," Councilman Tate commented, "on July 20, 2001 when the situation exploded with the live band, speakers aimed at the Condos, with the police being called and lots of resultant confusion about permitting of a live band (versus the Use Permit for the Church)." The Police Chief, the City Attorney, and Councilman Tate met with Church officials for further discussion on July 24, 2001; the meeting lasted two hours. Councilman Tate said he pressed for responses on the recommendations presented in May.

In the meantime, the matter had been brought directly to the Planning Commission for the third time within a two-year period. Thus, the visit from Councilman Tate was of heightened importance, as his report contained the elements of future direction for resolution of the difficult issue.

Councilman Tate reiterated his belief that City Streets provides a very valuable outlet to the youth of the City, something healthy and safe to do on Friday Nights in the summer. Overall, the program this year - with the one exception in July - was more contained and neighbor-friendly. He stated his further belief the Church learned from their interactions with both the neighbors and City representatives that they can put on a meaningful program, while maintaining good neighbor relations. In presenting the list of specific direction the Church has agreed to for the next year, he indicated hope that next year a more harmonious relationship will be sustained.

throughout the duration of the City Streets program.

Councilman Tate joined the thinking of others that modification of the Use Permit might result in other issues, as such action would void the very issue causing controversy with no vehicle for the City to handle the subject.

Commissioner Lyle suggested that letters might be sent to the Church and HOA indicating the Planning Commissioners had received the report from Councilman Tate and supported the proceedings as outlined.

Noting that a fax had been received from the Pastor of the Church stating that due to the events in the Nation that day, he and the Congregation would be in a prayer meeting and unable to attend the Planning Commission meeting, and containing a request for continuation of the matter, Chair Sullivan opened the public hearing.

With no one present to address the matter, the public hearing was closed.

Discussion ensued regarding the elements of the report presented, and the fax received from Pastor Sammy Vasquez. Councilman Tate answered questions regarding the meetings held with the Church and the HOA. Responding to questions from the Commissioners, PM Rowe explained the time line for the Use Permit and when the permit could be reviewed.

Commissioner Weston noted that some conditions in the Use Permit appear not to be enforceable, e.g., the basketball hoops being removed nightly. He questioned whether these items should be noted in the letters (to be sent) which are under consideration.

COMMISSIONERS LYLE/MUELLER MOTIONED TO HAVE LETTERS SENT, UNDER CHAIR SULLIVAN'S SIGNATURE, TO BOTH THE CHURCH AND HOA, OUTLINING THE CONDITIONS OF THE USE PERMIT, INCORPORATING INTO THE LETTER THE SPECIFIC DIRECTION AGREED TO BY THE CHURCH FOR NEXT YEAR. THE MOTION PASSED BY A VOTE OF 6-0-1 AS FOLLOWS: AYES: ACEVEDO, BENICH, LYLE, MUELLER, SULLIVAN, WESTON; NOES: NONE; ABSENT: MCMAHON.

The direction agreement indicated the following:

- Moving basketball, volleyball, and the music (live or recorded) into the gym, which will be completed by next year
- Allow HOA to post "no climbing" signs on the fence between properties as long as it is posted on both sides
- Provide a cell phone number (provided) to contact the Youth Pastor for noise problems
- To always assure that speakers are not directed toward the condos, understanding that they will have to shut the program down immediately if they violate this
- The church is unsure whether or not the skateboard ramps, which are no longer functional, will be reconstructed. If they are rebuilt, the Church will locate them as far away from the condos as possible and will do everything they can to mute the noise generated by the ramps (insulation, smaller lips, etc.)
- Supply dates and times of events to the condo owner's association, with special notice should something out of the ordinary be taking place, such as another live band
- To continue the practice of shutting down the event **promptly** at 9:00 p.m., with no lingering allowed afterwards so that it is quiet by 9:15 p.m.

**3. VAR-01-02:
MONTEREY-
ZAMORA**

A request for approval to allow for the reduction in the required setback from 25 ft. to 12 ft. along the south property line of 17810 Monterey Rd. The proposed setback reduction would accommodate current development plans for the location of a second building and associated improvements of the Atrium office building.

PM Rowe gave the staff report. The site is located directly south of the Morgan Hill House (a historical landmark) and contains an existing building. The applicant requests the expansion of the existing building and construction of a new building directly behind the current/proposed building. PM Rowe explained that the existing building and its expansion would abut a General Commercial district requiring a 10-foot side setback. The proposed new building would adjoin an R-2 district for approximately 126 feet, requiring a side setback of 25 feet. The applicant is requesting that the required 25-foot setback be reduced to 12 feet. The proposed size of the new building is 14,400 sq. ft. If, PM Rowe noted, the required setbacks are applied along the residential boundary, the new building would lose 13 feet along the 126-foot common border, for a loss of square footage of approximately 1,638 sq. ft. Conversely, he said, the applicant can move the building north, closer to the Morgan Hill House property to meet the required setbacks.

PM Rowe presented the conditions required for granting a variance such as is requested. He also indicated that letters of support for the variance have been received from the Historical Society and the developer of the residential property bordering the subject site.

Commissioners asked for clarification of various issues, including: the width and locations of the driveways of both the subject site and Morgan Hill House; the requirements of setbacks in PUDs; possible changes in landscaped areas; privilege of differing from staff recommendations; and parking at the site and the Morgan Hill House. PM Rowe responded to each of the items raised by Commissioners.

Chair Sullivan opened the public hearing.

Frank Zamora, 1971 Alpet Dr., identified himself as the owner of the property. He explained the sizes of the parking and landscaped areas. Mr. Zamora stated that he has an easement recorded over the Morgan Hill House property that is 30 feet wide. Instead of using this easement, Mr. Zamora said he planned to use his existing driveway to provide access to the new building and parking. The number of parking spaces, Mr. Zamora said, meets the code requirements. He further noted that most activities of the Morgan Hill House occur on weekends or in the evening. For these reasons, he said, he wants to improve the existing parking lot for maximum usage. Mr. Zamora responded to specific questions raised by the Commissioners previously identified to PM Rowe.

Patrick Morris, 54 W. First. St., asked Commissioners to review the letter he had faxed to them this date. He noted that the adjacent owners are not opposed to the variance request. Mr. Morris outlined the aspects of the building design, which he stated were causing some confusion as to interference within the setbacks and encroachments. Answering a question, Mr. Morris said that the fence and trees proposed by Mr. Zamora were acceptable to the residential builder. Mr. Morris engaged in discussion with Commissioners regarding drainage issues associated with the property, the height of the building (existing and proposed), the wing-wall design of the building, height of fencing, and types of trees contemplated.

Gloria Pariseau, 19055 Taylor Ave., representing the Historical Society, addressed the Commissioners, noting letters had been sent in support of the variance. She said the Historical Society has been working with the applicant for 18 months and appreciates the additional parking for Morgan Hill House that will result if the variance is granted. Ms. Pariseau, in responding to questions from Commissioners, said there is support for the proposal to share the parking lot and no problems are foreseen by having the Morgan Hill House drive access through the applicant's

driveway.

The public hearing was closed.

Commissioners engaged in discussion regarding the matter with emphasis on variations to the request. Much of the discussion centered on movement of the landscaped areas, enhanced building design and placement. Commissioner Acevedo commented that he felt the applicant had presented a good argument, and there was a show of support for the variance request exhibited by the letters from the Historical Society and other adjacent neighbors. His opinion was that the variance should be granted.

COMMISSIONERS LYLE/MUELLER MOTIONED TO CONTINUE THE MATTER TO THE OCTOBER 9, 2001 MEETING, WITH DIRECTIVE TO STAFF TO WORK WITH THE APPLICANT WITHIN THE FRAMEWORK OF USING ADMINISTRATIVE VARIANCE WITH CODE COVERAGE FOR ARCHITECTURAL DETAIL. THE APPLICATION WILL BE REVISED ACCORDING TO THE RECOMMENDATION BY CITY STAFF WITH NOTIFICATION TO THE PROPER PERSONS. THE MOTION PASSED BY UNANIMOUS VOTE OF COMMISSIONERS PRESENT, WITH McMAHON ABSENT.

**4. USA-01-04:
HALF-
DELGADILLO**

A staff request to expand the application for amendment to the Urban Services Area boundary to include a 6.5 acre parcel located on the west side of Hale Avenue, approximately 200 ft. north of Via Loma.

PM Rowe presented the staff report. In March, 2001, the City received an application for inclusion of a 6.5 acre parcel into the Urban Services Area (U.S.A.) boundary. The parcel located on the west side of Hale Avenue, approximately 200 ft. north of Via Loma. The parcel has a current General Plan land use designation of Residential Estate. Due to the slope on the property there is anticipation of a development potential of two-dwelling units. Because of the need to survey the property for potential butterfly habitat(s), the environmental assessment cannot be completed until spring 2002. The U.S.A. request must also address issues of logical City boundaries if the U.S.A. is permitted. Considering the area, PM Rowe said, it would be logical to include portions of Hale Ave. and additional parcels across Hale Avenue as part of the U.S.A. application.

Commissioners discussed with PM Rowe the location of the property and uses of surrounding properties.

PM Rowe reminded this matter would not require action at this time, but either a concurrence or negative response is being sought for guidance to the Planning Staff.

COMMISSIONERS LYLE/ACEVEDO MOTIONED THAT THE APPLICATION BE REVISITED WITH AMENDMENT AS PERTINENT AND NOTIFICATION TO PROPERTY OWNERS AS REQUIRED. THE MOTION PASSED BY THE FOLLOWING 6-0-1 VOTE: AYES: ACEVEDO, BENICH, LYLE, MUELLER, SULLIVAN, WESTON; NOES: NONE; ABSENT: McMAHON.

**5. USA-01-02/
GPA-01-04/
ANX-01-03/
ZA-01-09: HALE-
CATHOLIC
HIGH SCHOOL**

A request to amend the Urban Service Area boundary to include a 30-acre parcel located on the west side of Monterey Rd., east of Hale Ave. approximately 1000 ft. north of Sanchez Dr. The General Plan amendment requested is to change land use designation from Single-Family Medium to Public Facility. Annexation and rezoning of the 30-acre parcel is also requested. The proposed zoning designation for the parcel is PF, Public Facility.

PM Rowe presented the Staff report: In March, 2001, the City received an Urban Service Area boundary adjustment application to include a 30-acre parcel located east of Hale Ave., west of Monterey Rd., and approximately 1000 ft. north of Sanchez Dr. shortly after the Urban Service Area application was received, the applicant filed for a General Plan amendment, with annexation and pre-zoning requests. PM Rowe explained that the applicant is proposing to construct a 154,000 sq. ft. high school facility with approximately 1,200 students and a 90-member faculty. Due to the site complexities, and the overall size of the project, he said an environmental impact report is being completed. Because the EIR is not yet completed, continuance of the item is in order, PM Rowe reported. Furthermore, he said, a workshop is planned for September 25 to allow the Commission to begin discussion on the project.

The public hearing was opened by Chair Sullivan.

With none present wishing to address the matter, the public hearing was continued to October 9, 2001.

COMMISSIONERS LYLE/BENICH MOTIONED TO CONTINUE THE MATTER TO THE OCTOBER 9 MEETING, WITH A WORKSHOP TO BE HELD SEPTEMBER 25 AT 6:00 P.M. THE MOTION PASSED BY UNANIMOUS VOTE OF COMMISSIONERS PRESENT, WITH McMAHON ABSENT.

By consensus agreement, the Commissioners agreed to hear item 7 at this time to facilitate members of the audience.

**7. GPA-01-03:
MONTEREY-
CHANG**

A request to amend the General Plan land use designation on a 27 acre parcel located on east side of Monterey Rd. approximately 500 ft. south of John Wilson Way. The General Plan amendment request would change the land use designation on the parcel from Residential Estate to 6.77 acres of Commercial land use and 19.98 acres to Industrial.

PM Rowe delivered the staff report. In April 2001, the City received a General Plan Amendment with the request to change the land use designation on a 27-acre parcel from Residential Estate to 6.77 acres of Commercial land use and 19.98 acres to Industrial. A new General Plan for the City was adopted in July, PM Rowe noted. The land use designation on the applicant's parcel was not changed as part of the General Plan process. This item was noticed for public hearing; however, the applicant has withdrawn his request.

Chair Sullivan opened the public hearing.

Joe Burman, 864 McGlincey Ln., Campbell, who owns adjoining property to the subject site, said he was not aware of the withdrawal and he had come to speak in support of the proposal as he wanted to see like action on his property. Saying the property was unfit for residential estates, he urged the Commissioners to grant the request, even though it had been withdrawn.

Commissioners reminded the speaker than several members of the Planning Commission had been active with the General Plan Task Force for an extended period of time, and that City staff and Officials had thoroughly studied the matter.

With no others present to speak to the matter, the public hearing was closed.

Commissioner Mueller said that a policy in the General Plan specifically prohibits commercial development south of Watsonville Road. Furthermore, he conveyed, additional commercial development is not needed at this time in the City, not at this location, and that strip commercial development is discouraged.

Chair Sullivan indicated that the General Plan Task Force supported the concept of "feathering"

development from City to County, and this was likewise advocated by City staff and City Council.

Commissioner Lyle commented on the infrastructure issues in the area which are not conducive to the request being made by the speaker.

COMMISSIONERS MUELLER/ACEVEDO MOTIONED TO TABLE THE MATTER, NOTING THE WITHDRAWAL REQUEST BY THE APPLICANT. THE MOTION PASSED BY UNANIMOUS VOTE OF COMMISSIONERS PRESENT, WITH McMAHON ABSENT.

The order of the agenda was resumed.

**6. USA-01-06/
GPA-01-06/
ANX-01-05/
ZA-01-17:
CONDIT-CITY
OF M.H.
SOCCER
COMPLEX**

A request to amend the Urban Service Area boundary to include a 35 acre parcel located on the east side of Condit Rd., west of Murphy Ave. between San Pedro Ave. & Barrett Ave. The General Plan amendment requested is to change the land use designation from Rural County to Public Facility. Annexation and rezoning of the 35 acre parcel is also requested. The proposed zoning designation for the parcel is PF, Public Facility.

PM Rowe presented the staff report.

Chair Sullivan opened the public hearing.

With none present to address the matter, the public hearing was closed.

At the request of the Commissioners, PM Rowe explained the issues of annexation and California Environmental Quality Act (CEQA) requirements for environmental findings on the property.

COMMISSIONERS MUELLER/ACEVEDO MOTIONED TO ADOPT RESOLUTION NO. 01-65, RECOMMENDING APPROVAL OF INCLUSION INTO THE CITY'S URBAN SERVICE AREA APPLICATION USA-01-06: CONDIT-CITY OF MORGAN HILL. THE MOTION PASSED BY UNANIMOUS VOTE OF COMMISSIONERS PRESENT, WITH McMAHON ABSENT.

COMMISSIONERS MUELLER/LYLE MOTIONED TO ADOPT RESOLUTION NO. 01-66, RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT GPA 01-06, NOTING THAT THE PROPERTY WAS TO BE KEPT IN THE PROPOSED LAND USE DESIGNATION, AND PROHIBITED FROM BECOMING RESIDENTIAL. THE MOTION PASSED BY UNANIMOUS VOTE OF COMMISSIONERS PRESENT, WITH McMAHON ABSENT.

COMMISSIONERS MUELLER/LYLE MOTIONED TO ADOPT RESOLUTION NO. 01-67, RECOMMENDING APPROVAL OF A ZONING AMENDMENT FROM COUNTY A-20 AC TO PUBLIC FACILITY, APPLICATION ZA-01-17: CONDIT-CITY OF MORGAN HILL, NOTING THAT THE PROPERTY WAS TO BE KEPT IN THE PROPOSED LAND USE DESIGNATION, AND PROHIBITED FROM BECOMING RESIDENTIAL. THE MOTION PASSED BY UNANIMOUS VOTE OF COMMISSIONERS PRESENT, WITH McMAHON ABSENT.

COMMISSIONERS LYLE/MUELLER MOTIONED TO ADOPT RESOLUTION NO. 01-68, RECOMMENDING APPROVAL OF THE ALTERATION OF BOUNDARIES OF THE CITY OF MORGAN HILL BY ANNEXATION THERETO OF CERTAIN TERRITORY DESIGNATED "CONDIT RD. ANNEXATION NO. 4", AND WITHDRAWAL OF SAID TERRITORY FROM THE SOUTH SANTA CLARA COUNTY FIRE PROTECTION DISTRICT. THE MOTION PASSED BY UNANIMOUS VOTE OF

COMMISSIONERS PRESENT, WITH McMAHON ABSENT.

**8. COYOTE
VALLEY
INTERIM
PLANNING
PRINCIPLES**

Review of proposed interim planning principles to guide land use decision-making in the Coyote Valley Greenbelt.

PM Rowe presented the staff report. He said that although the Greenbelt concept has been acknowledged in local general plans for many years, implementation of the Greenbelt, is for the most part, just beginning and will likely require a number of years of effort if it is to achieve the goal of making it a truly special and unique place within Santa Clara County. PM Rowe continued that it is currently anticipated that the City of San Jose will begin preparing a specific plan for all of Coyote Valley, including the Greenbelt, sometime next year. That process, which will require at least 18 months, could yield a master plan for the Greenbelt that is coordinated with nearby existing and future urban areas. Consequently, PM Rowe said, a master plan for the Greenbelt is at least a year or two from adoption. The proposed interim planning principles are based primarily on existing local plans and policies that acknowledge the importance of the Greenbelt. The planning principles were prepared through a cooperative effort involving staff of the County, San Jose and Morgan Hill, as well a number of other agencies and organizations which are likely to play significant roles in the implementation of the Greenbelt.

Chair Sullivan commended the persons engaged in this issue for their hard work and meaningful results.

COMMISSIONERS MUELLER/LYLE MOTIONED TO RECOMMEND ACCEPTANCE OF THE COYOTE VALLEY GREENBELT INTERIM PLANNING PRINCIPLES BY THE MORGAN HILL CITY COUNCIL. THE MOTION PASSED BY THE FOLLOWING 6-0-1 VOTE: AYES: ACEVEDO, BENICH, LYLE, MUELLER, SULLIVAN, WESTON; NOES: NONE; ABSENT: MCMAHON.

**9. APPOINTMENT
TO DOWNTOWN
DESIGN PLAN
UPDATE TASK
FORCE**

PM Rowe gave the staff report. The Planning Division's Work Plan for the current fiscal year includes an update of the City's Downtown Design Plan. The existing Downtown Plan encourages the development of housing in the downtown area, particularly as part of mixed-use projects. The update will include strategies to achieve the goal encouraging more mixed-use development in the downtown. A related issue, he said, is evaluating the appropriate density for the downtown in order to support transit and downtown businesses. Also included will be a parking utilization study, he indicated, as well as a Corridor Study for the areas north of Main Avenue and south of Dunne avenue on Monterey Road and a Depot Street Streetscape Plan. Two members of the Planning Commission should be designated to serve on the Downtown Design Plan Task Force; those names will be forwarded to the City Council for approval by Mayor Kennedy.

Following discussion which included information about the total make-up of the Task Force, potential conflicts of interest, time frames for action by the Task Force, and number of meetings proposed, Chair Sullivan asked for volunteers. Commissioners Acevedo and Lyle, at the urging of other Commissioners, agreed to be the representatives of the Commission. **AGREEMENT BY CONSENSUS - OF THE COMMISSIONERS PRESENT, WITH MCMAHON ABSENT - ON THE MATTER WAS NOTED.**

**COMMISSION
BUSINESS:**

Commissioner Lyle requested that updates on the micro projects which have been awarded Measure P allocations be provided timely as necessary for good decision making. Information will be provided, in writing, to Commissioners on an as-needed-basis.

Commissioner Mueller noted that there was a need to bring Street Standards back for further discussion and study. He also commented on the need to review detached landscape standards.

Chair Sullivan called attention to a request to revisit setbacks in backyards in the City.

The Commissioners agreed by consensus to have returned and agendizing for consideration, the following:

- street standards in terms of detached sidewalks
- backyard sheds/storage units
- detached landscape standards

Commissioner Weston asked if any further information had been received on the structural capability of the historic Water Tower in view of the building being constructed underneath it?

ANNOUNCEMENTS:

Joint Planning Commission/City Council/Housing Element Task Force Workshops
October 29 and December 12, 2001.

PM Rowe reported at the last meeting of the City Council, there was approval of the Malaguerra-Mancias project which had been before the Commission in August. Inclusive in the approval was the requirement for two cul-de-sacs.

The quarterly report, seen by the Commissioners in August as well, had been accepted by the Council.

A consultant for the Downtown study was employed.

The matter of having wholesale uses in the Morgan Hill Plaza, also considered in August by the Commissioners, was approved by the Council, following extensive discussion about public/private use relating to the Charter School located there. It appears the wish of the Council is The Charter School occupation should be limited to a maximum of three years.

ADJOURNMENT: There being no further business, Chair Sullivan adjourned the meeting at 9:40 p.m.

MINUTES RECORDED AND PREPARED BY:

JUDI H. JOHNSON, Minutes Clerk

